

City
A 21590

ORDINANCE NO. 0-02-153

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ALLOW DUPLEXES ON SMALLER LOTS IN R-2 ZONING DISTRICTS AS CONDITIONAL USES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

WHEREAS; the Conway Zoning Ordinance requires that lots in R-2 Zoning Districts be no less than 3,500 square feet in area for each family in order for a duplex to be built, and;

WHEREAS; in some situations, it is desirable to allow a duplex to be built on a smaller lot;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

Section 1 That ARTICLE 401 ZONING DISTRICT REGULATIONS, SECTION 401.4 - RESIDENTIAL DISTRICTS, C. LOT, YARD AND HEIGHT REGULATIONS of the CONWAY ZONING ORDINANCE as adopted by Ordinance 0-94-54 on September 27, 1994 is hereby amended to add the following footnote (8) to the R-2 Zoning District requirement for Minimum Lot Area Per Family in Square Feet:

"(8) The minimum lot areaperfamily may be reduced to 3,125 squarefeetperfamily if a conditional use permit to allow this reduction is granted through the conditional use permit procedures established in this ordinance."

Section 2: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 3: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 8th day of October, 2002.

APPROVED:

Tab Townsell

Mayor Tab Townsell

ATTEST:

Michael O. Garrett
City Clerk Michael O. Garrett

